

Article 10-2M — Specific Area Plan Overlays

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10-2M-1 Purpose

Specific area plan overlay districts (“specific plans”) describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan or zone map. The area covered by a specific plan can include multiple parcels and land owners, or a single large parcel. Some of the characteristics of specific plans are:

- A. Designation of site specific land uses (e.g., for individual parcels);
- B. Design standards or a development style specific to a geographic area (e.g., Transit Oriented Development);
- C. Detailed description of public facilities needed to serve development;
- D. The plan is adopted through a consensus-based process involving property owners;
- E. Streamlined development review for projects that are part of the plan; and
- F. May include intergovernmental agreements and complimentary zoning for sites that cross jurisdictional boundaries (e.g., between city and county).

Specific plans usually focus on some unique feature of the site, such as natural resources, economic activity, or desired neighborhood character. Specific plans may be used for large undeveloped areas, or partially developed areas with potential for infill and redevelopment.

Specific plans do not require phasing or a timeframe for development, and an application for future development (i.e., subdivision and/or site plan) need not accompany the application for specific plan approval. However, all land use applications for property within the specific plan area are required to comply with the specific area plan overlay districts policies and regulations.

10-2M-2 Specific Area Plan Maps

Specific Area Plan Overlay District ordinances shall include the following plan maps:

- A. Boundary Map. A boundary map shall be prepared for every Specific Area Plan Overlay District. The boundary map (i.e., based on parcel boundaries or other surveyed boundaries) shall be used to delineate areas of the district that lie within the city’s boundaries on the official zoning map. The zoning map shall identify such areas as “SAP”, and reference the applicable specific area plan ordinance.
- B. Specific Area Plan Map. A Specific Area Plan Map shall designate the land use types and intensities permitted within the overlay district. The plan shall identify areas for the following land uses, as applicable:

1. Residential
2. Commercial
3. Industrial
4. Mixed use
5. Open Space
6. Other

The plan shall identify sufficient area for any needed parks, schools, libraries and other public and facilities based on the City's Comprehensive Plan and other applicable policies and plans.

C. Conceptual Development Plan. The Specific Area Plan shall provide a conceptual development plan, with maps indicating the following features:

1. Blocks. A map with the general location and configuration of all blocks (i.e., areas bounded by streets).
2. Residential Land Use. A map with proposed residential densities, permitted housing types, and general lot patterns. Specific lot patterns shall be refined during land division approval.
3. Transportation Plan. A transportation plan map shall indicate future street connections to existing streets, and connections within the plan area. At a minimum, the plan shall indicate the general alignment of collector and arterial streets, and potential local access street connections. Final street alignments and design shall be subject to final engineering approvals. The plan shall also indicate the location of bicycle, pedestrian, and transit improvements that are necessary to serve the area, in conformance with Article 10-3B and 10-3G.
4. Preliminary Grading and Utilities Plan. The preliminary grading and utilities plan shall indicate the extent of grading (i.e., cuts and fills) and the general alignment and sizing of major utility lines necessary to serve the area, including sanitary sewer, water, and storm drainage. Actual utility alignments and design shall be subject to engineering approvals through the land division and/or site design review process.

10-2M-3 Specific Area Plan Text

Specific Area Plan Overlay District ordinances shall set forth the following provisions and standards:

A. Name and Purpose of Overlay District. This section shall describe the overlay district in sufficient detail as to clarify the purpose and intent of the overlay district regulations.

B. Implementation. This section shall describe the required land use application process for development within the overlay district, including any modifications to the procedures in Chapter 4 (e.g., Type I or Type II application versus Type III, etc.). This section shall also reference intergovernmental agreements that apply to the plan area (i.e., when part of the plan area lies outside of the City, within an unincorporated area).

C. Land Use & Development Standards.
This section shall do the following:

1. Specify any required land use conditions (i.e., land use mix, density, buffering, etc.).
2. Identify permitted and prohibited land uses, and uses with special requirements or

review procedures (i.e., site design review, conditional use, etc.).

3. Identify lot standards, including requirements for new lots, such as lot area, dimensions, and density, as applicable.
4. Identify required building setbacks for front, side, rear, and flanking yards, as applicable.
5. The design standards of Chapters 2 and 3 will be used to review Specific Area Plan Overlay proposals.

The criteria in Section 10-2M-4 shall be used in creating land use and development standards.

10-2M-4 Criteria for Establishing Specific Area Plan Overlay Districts

The adoption of the Specific Area Plan Overlay District ordinance shall conform to the following standards and procedures:

A. Comprehensive Plan Amendment and/or Zoning District Change Required. Specific Area Plan Overlay Districts are adopted by ordinance as an amendment to both the Comprehensive Plan and Chapter 2 (Zoning Districts) of this code; except that only a zoning district change shall be required when the specific area plan is consistent with the Comprehensive Plan. Specific area plans that cover unincorporated areas within the UGA shall also require amendment to Spokane County's Comprehensive Plan and/or Zoning and shall comply with the Countywide Planning Policies for joint planning.

B. Specific Area Plan Overlay District Criteria. Specific Area Plan Overlay Districts shall meet the following minimum standards for adoption, in addition to the amendment criteria in Article 10-4F:

1. Specific Area. The overlay district is necessary to provide land use or development standards tailored to a specific geographic area and development program, that cannot otherwise be provided through conventional zoning.
2. Land Use Compatibility. The overlay district provides equal or greater compatibility with surrounding land uses than what would likely occur with conventional zoning.
3. Critical Areas. The overlay district provides equal or greater protection to critical areas than what would likely occur with conventional zoning.
4. Efficient Land Use. The overlay district promotes efficient land use by allowing housing and commercial development at densities that are equal to or greater than the densities that would be allowed with conventional zoning. The overlay district may provide for density transfers or transferable development rights as a method of providing efficient land use while protecting critical areas.
5. Land Use and Transportation Relationship. The overlay district provides equal or greater opportunities for alternative modes of transportation (e.g., walking, bicycling, transit) than what would likely occur with conventional zoning by:
 - a. encouraging or requiring mixed use development where applicable;
 - b. providing a master plan with direct and convenient pedestrian and bicycle connections between all land uses; and
 - c. providing for transit service where applicable.
6. Design Standards. The design standards of Chapters 2 and 3 shall apply to all development. In addition, the district shall provide development design standards that are equal to or greater than the standards that would be required with conventional zoning (e.g., building orientation, parking, open space, architectural guidelines, etc.). Where SAP and Chapter 2 or Chapter 3 standards conflict, SAP standards prevail.

10-2M-5 Specific Area Plan Overlay Districts Adopted

Reserved for SAP overlay districts adopted by the City.